



Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

January 10, 2025

Megan Brewer

AGENDA

Please be advised that there are three (3) items on the agenda for the regularly scheduled Zoning Board of Appeals Meeting, Tuesday, January 28, 2025 at 5:00 P.M.

1. Naman Adlakha. 66 Steven Street. Request to erect a second ground sign on the property situated in an I-3 Zone. (use-second ground sign)
2. Kevin Schrader. 38 Heath Street. Request to subdivide the 297' x 135' northerly section of the property situated in an I-2 Zone. (area-lot area .92', area-lot width 135')
3. Cooper Sign Company. 21 Church Street. Request to erect a 48" x 36" ground sign on the property situated in a B-5 Zone. (use-second ground sign, area-sign located less than 5' from the City right-of-way)



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NOTICE OF PUBLIC HEARING

Case No. 2343

January 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 21 Church Street, Lockport, New York, had been filed by Cooper Neon Sign Co., Inc.

The request is for a variance to erect a 48" x 36" ground sign situated in a B-5 Zone.

Approval of the permit application was denied or withheld because there will be two ground signs located on the property and the sign will be located less than 5' from the City right-of-way.

The City of Lockport Sign Ordinance Section 190-125 allows one ground sign for each individual building and requires a minimum 5' setback from the City right-of-way.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, January 28, 2025 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

2343

**CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION**

☒ **AREA VARIANCE**

☐ **USE VARIANCE**

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 21 Church Street, Lockport, NY 14094

APPLICANT INFORMATION

NAME: Cooper Neon Sign Co. Inc. ADDRESS: 7350 Porter Rd., Niagara Falls, NY

PHONE: 716-297-2340

Niagara Falls, NY 14304

FAX: _____

E-MAIL: _____

CITY STATE ZIP
support@coopersign.com

OWNER INFORMATION

First Presbyterian Church of Lockport
NAME: _____ ADDRESS: 21 Church Street, Lockport, NY 14094

PHONE: 716-433-5905

Lockport NY 14094

FAX: _____

E-MAIL: _____

CITY STATE ZIP
pastor@1stpreslockport.com

RELATIONSHIP OF APPLICANT TO PROPERTY:

☐ **CONTRACT PURCHASER**

☒

CONTRACTOR

☐

OTHER

☐ **ARCHITECT/ ENGINEER**

☐

LESSEE

OFFICE USE ONLY

RECEIVED BY: _____

DATE/TIME RECEIVED: _____

FEE AMOUNT: _____

CHECK/MONEY ORDER#: _____

ZONING: _____

FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____

DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

This building is a Church.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

The sign is for the Youth Engagement Center.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

City requirements are for the sign to be located 23' from the curb because the ordinance requires 5' from the City's right of way. The customer is asking for the sign to be installed 12' from the curb of Church Street which would be further back than the existing stone monument sign that is next to the chosen location.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

This is a non illuminated sign therefore it will not alter the character of the neighborhood or impact adjacent properties. It will also be set back further away from the curb than the existing Church's monument sign.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

x \$150 application fee (cash or checks payable to the City of Lockport)

 Detailed site plan (10 copies)

x Photographs of existing conditions

x Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Jennifer E. Cooper
Signature (Applicant)

1/9/2024

Date

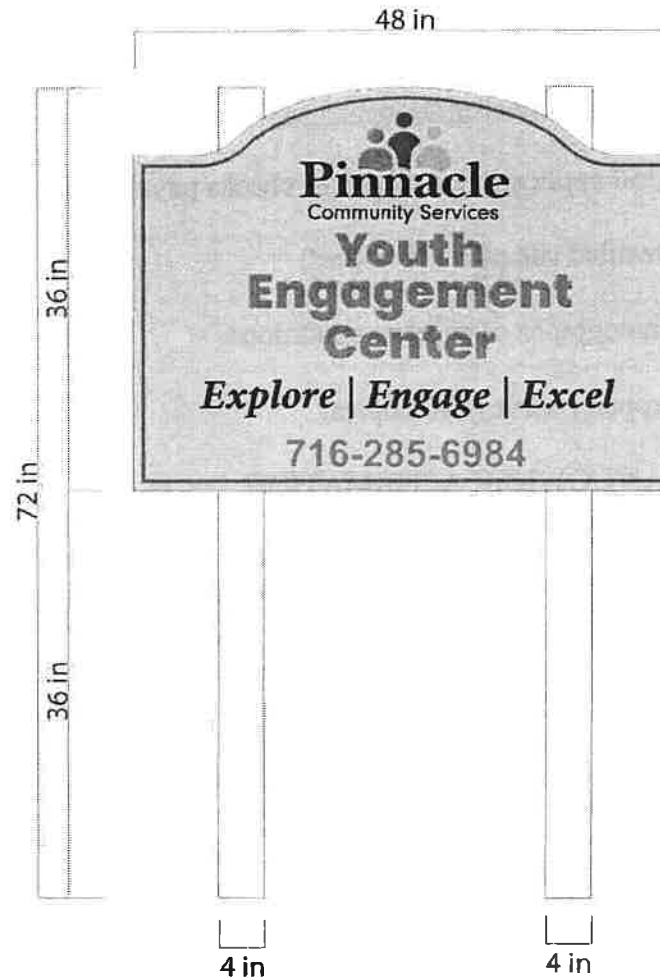
IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

[Signature]
Signature (Owner)

1/9/2025
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The



Post and Panel
 Size: 36"x48"
 Substrate: 6mm Dibond
 Font: Poppins Black, Arial Bold
 Graphic Detail: Digital Print w/ UV Lamination
 Posts: (2) 4"x4"x72" PVC Posts
 Mounting: Face Screw 6mm Dibond
 Sides: Single
 More Information: Treated Posts w/ PVC Sleeves
 Quantity: 1



7350 Porter Road
 Niagara Falls, NY 14304
 716-297-2340

PROJECT:
 Pinnacle Sign Refurbishment

JOB #: 9379 **DATE:** 9/13/2024

PERMIT: N **SCALE:** 3/4"=1'

DRAWING TITLE:
 9379_Pinnacle_Refurbishment_PropRend4

SALES: KS **DESIGNER:** SM

SQ FT/ELECTRICAL REQUIREMENTS:

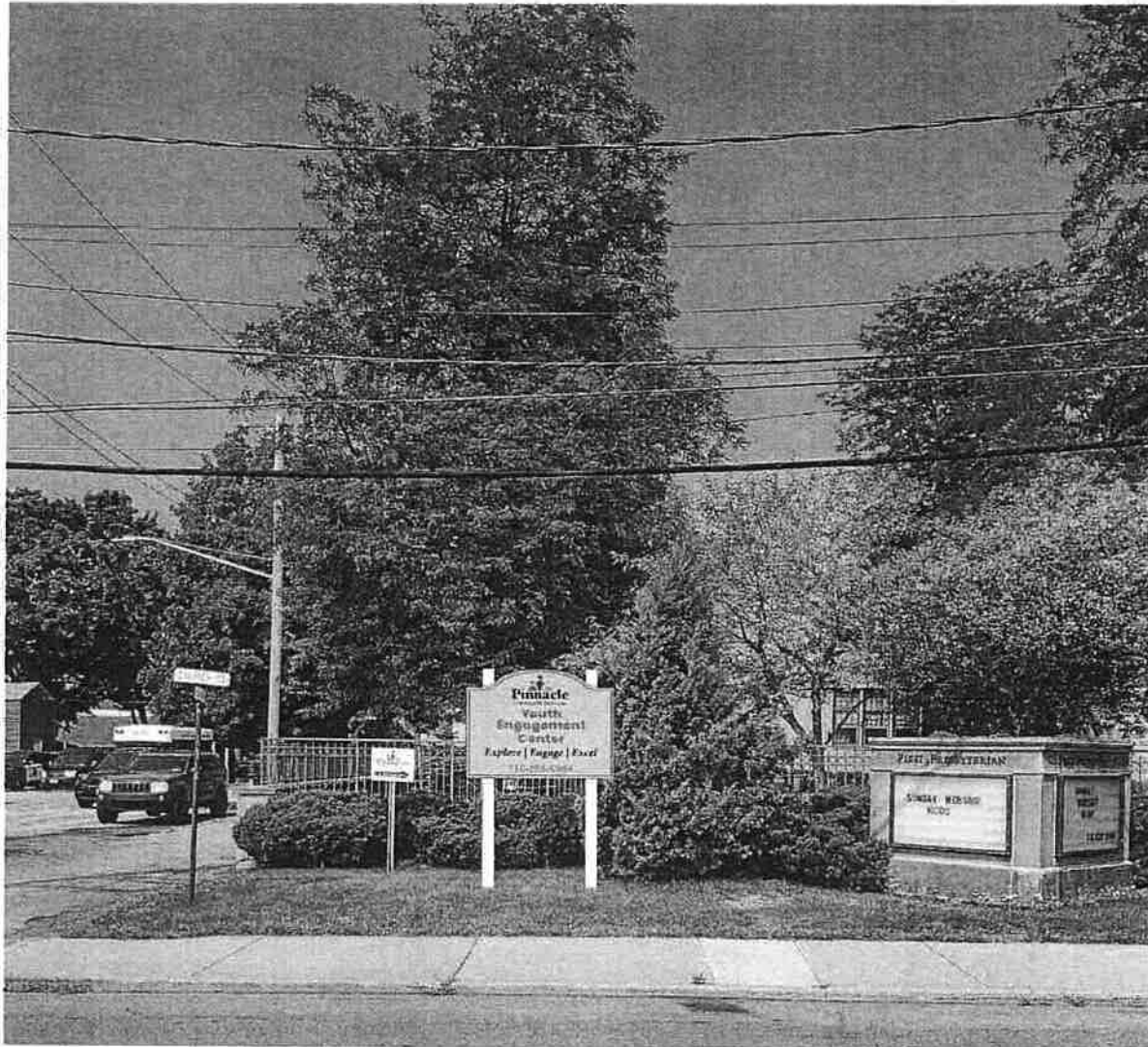
REVISIONS:
 7/22/2024- PropRend1
 7/25/2024- PropRend2
 8/6/2024- PropRend3
 9/13/2024- PropRend4
 9/19/2024- PropRend5

**I HAVE REVIEWED THE ARTWORK
 AND I AGREE THAT ALL CONTENT,
 LAYOUT, COLORS AND SPELLING
 IS CORRECT.**

SIGNATURE:

DATE:

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 colors to be used.



Post and Panel

Size: 36"x48"

Substrate: 6mm Dibond

Font: Poppins Black, Arial Bold

Graphic Detail: Digital Print w/ UV Lamination

Posts: (2) 4"x4"x72" PVC Posts

Mounting: Face Screw 6mm Dibond

Sides: Single

More Information: Treated Posts w/ PVC Sleeves

Quantity: 1

**Mockup Only
Size and Placement
are NOT Exact**



7350 Porter Road
Niagara Falls, NY 14304
716-297-2340

PROJECT:

Pinnacle Sign Refurbishment

JOB #:
9379

DATE:
9/13/2024

PERMIT:
N

SCALE:
X

DRAWING TITLE:

9379_Pinnacle_Refurbishment_
PropRend4

SALES:
KS

DESIGNER:
SM

SQ FT/ELECTRICAL REQUIREMENTS:

REVISIONS:

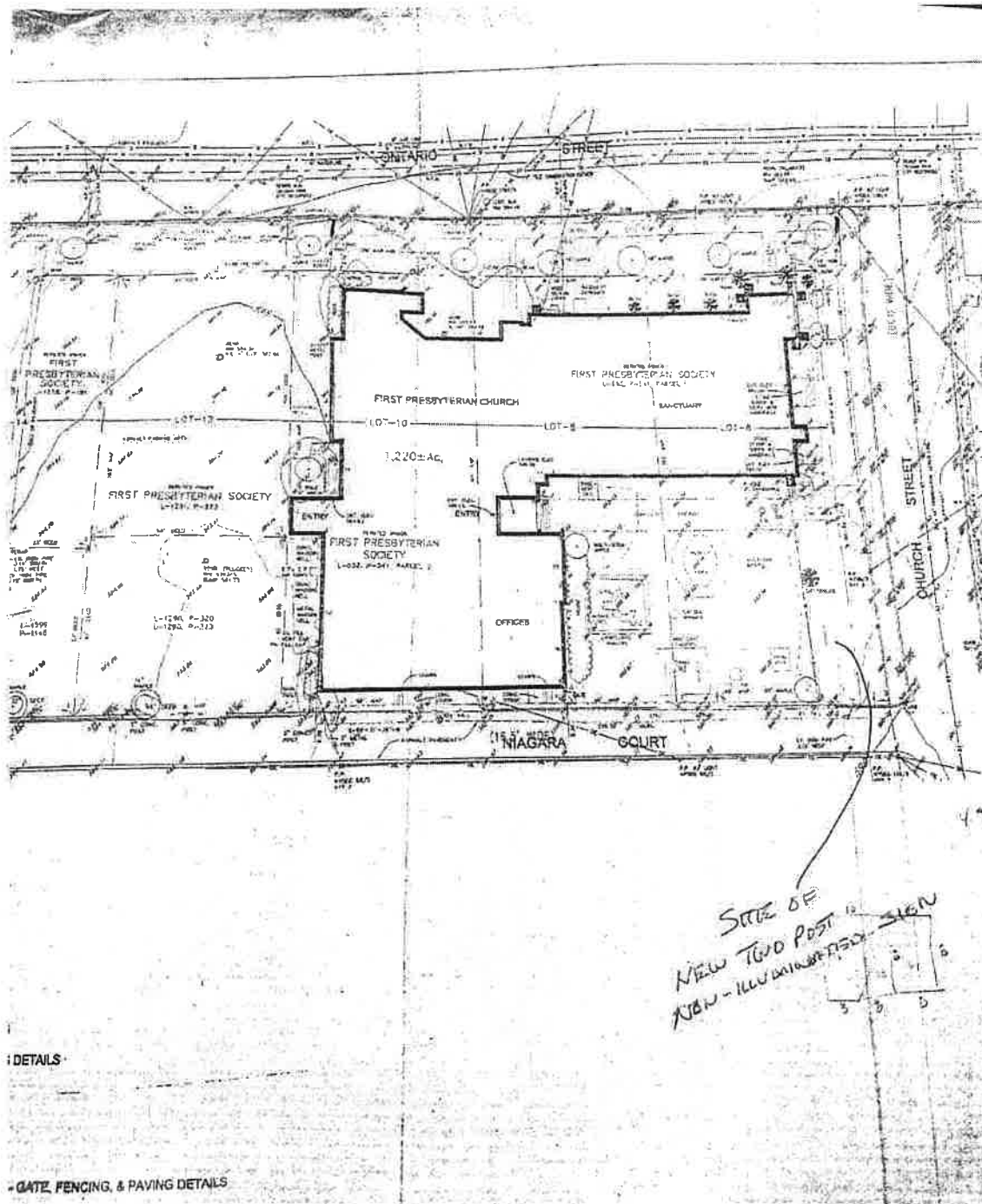
7/22/2024- PropRend1
7/25/2024- PropRend2
8/6/2024- PropRend3
9/13/2024- PropRend4
9/19/2024- PropRend5

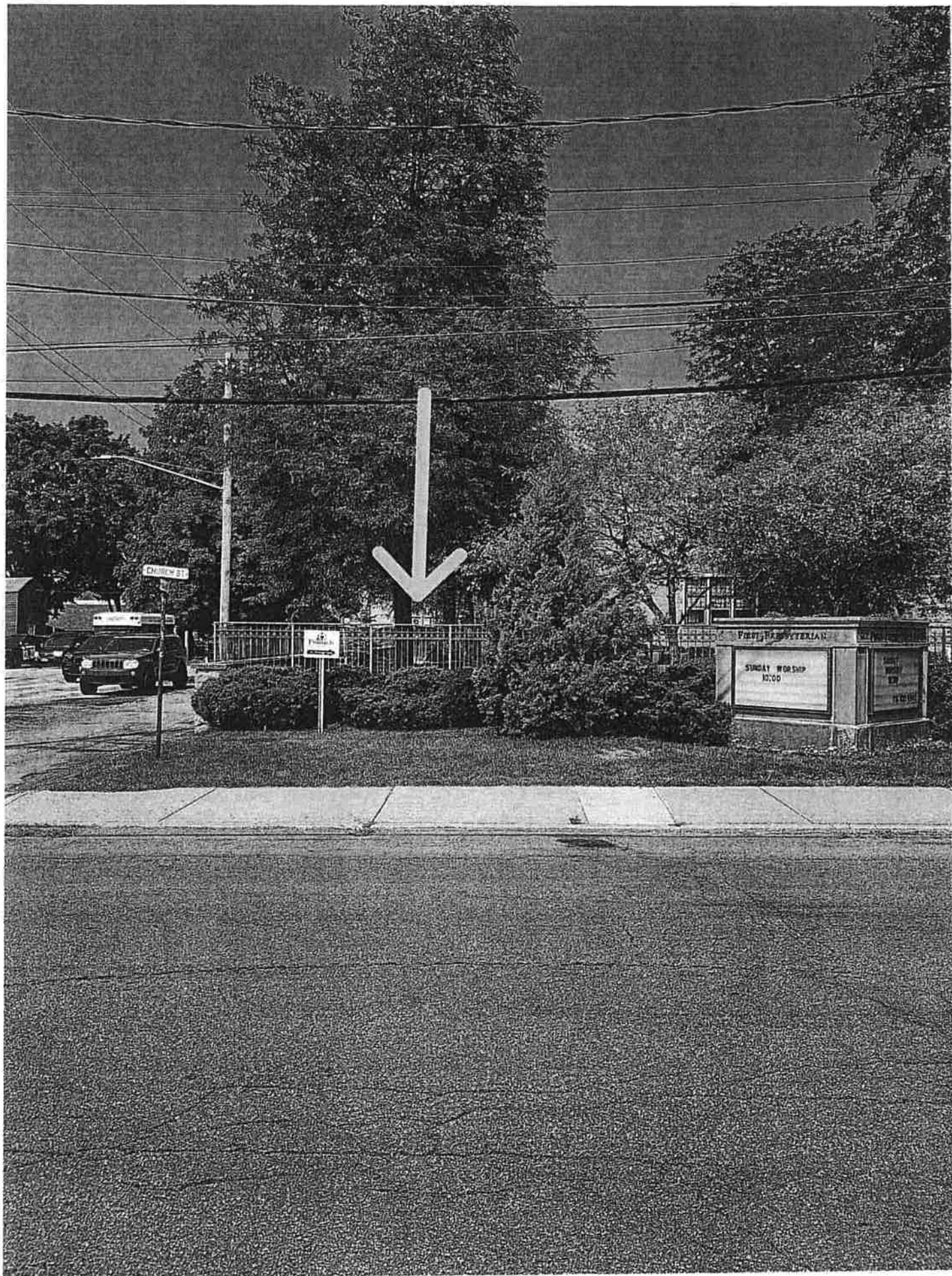
**I HAVE REVIEWED THE ARTWORK
AND I AGREE THAT ALL CONTENT,
LAYOUT, COLORS AND SPELLING
IS CORRECT.**

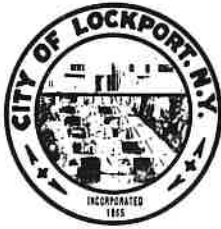
SIGNATURE:

DATE:

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Jason Dool
Chief Building Inspector

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NOTICE OF PUBLIC HEARING

Case No. 2342

January 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 38 Heath Street, Lockport, New York, had been filed by Kevin Schrader.

The request is for a variance to subdivide the 297' x 135' northerly section of the property situated in an I-2 Zone.

Approval of the permit application was denied or withheld because newly created lot will be .92 acres and the lot width will be 135'.

The City of Lockport Zoning Ordinance requires a minimum lot area of one acre and minimum lot width of 150' in an I-2 Zone.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, January 28, 2025 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

Farm / orchard owned by Stahler family

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

Build pole Barn 48'x120' with 16x20 office, and common bathroom. Building will have 5 bays with intention to rent out for storage, landscape company, construction company, transportation service, etc. Hours and employees would vary on business that become tenant.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

I would need variance to build on lot that is .92 of an acre, when 1 acre is required. Also that the lot has 135 feet of frontage, when 150 feet is required.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

Building will be similar to other newly built buildings in the area. Only when Ms. Stahler, there is no residential houses to be impacted. Ms. Stahler was made aware of plan prior to her selling the land to me to build said structure.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

_____ \$150 application fee (cash or checks payable to the City of Lockport)

_____ Detailed site plan (10 copies)

_____ Photographs of existing conditions

_____ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.



Signature (Applicant)

1-7-2025

Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

Signature (Owner)

Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Storage Building			
Project Location (describe, and attach a location map):			
Corner lot of Heath St and Oakhurst St.			
Brief Description of Proposed Action:			
48' x 120' pole barn building with 16' x 20' office/room			
Name of Applicant or Sponsor:		Telephone: 716-830-4767	
Kevin Schrader		E-Mail: krsdr14@yahoo.com	
Address:			
PO Box 1198			
City/PO:		State:	Zip Code:
Lockport		N.Y.	14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.92 acres	
b. Total acreage to be physically disturbed?		.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.92 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
Parkland			

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.


Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Storage Building			
Project Location (describe, and attach a location map):			
corner lot of Heath St and Oakhurst St.			
Brief Description of Proposed Action:			
48' x 120' pole barn building with 16' x 20' office/room			
Name of Applicant or Sponsor:		Telephone: 716-830-4767	
Kevin Schrader		E-Mail: krschr14@yahoo.com	
Address:			
PO Box 1198			
City/PO:		State:	Zip Code:
Lockport		N.Y.	14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.92 acres	
b. Total acreage to be physically disturbed?		.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.92 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Residential (suburban)
Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kevin Schumder</u> Date: <u>1-7-2025</u>		
Signature: <u></u> Title: <u>owner</u>		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>Holding tank</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

SITE PLAN

In this letter I will propose my plan for the property of land on the corner of Heath Street and Oakhurst Street. The land was owned for decades by the Stahler family and was used as their family farm. The land has since sat unused as a field for numerous years. I spoke to Elaine Stahler, who lives next to this partial and explained my proposal of the land, if they (her sister Marcia) decided to sell to sell the land to me. After hearing my plan, the two spoke and a few days later, advised me they were excited for the development and would sell said land.

I would like to build a pole barn style building (similar to Mr. Heinrich and Mr. Bell) on the land for mainly storage purposes. The planned building (which would be built by TNT Builders) would be 48'X120', with a 16'X20' office area (connected on the west end of building). The building would have 5 bays, each with a 14' overhead door and a man door. The office would have a man door and window facing Oakhurst St and 2 bay windows facing west. Behind the office, would be a required handicap accessible bathroom. This would be separate from the office, but still attached to the main building, and available for all possible tenants use. The buildings' color scheme would be black roof, grey sides with black base and black trim. I would have lights in the soffit around entire building (with separate switch on the south side, in case the lights are an inconvenience for Ms. Stahler). I would also have a security lights on all side of the building (again taking into consideration of Ms. Stahler on the south side).

The entire structure will have a concrete floor throughout, as well as a concrete approach at least 10' out from the front of the building. The parking lot/driveway will be millings, with the possibility of it being eventually blacktop. The area along Heath Street and Oakhurst Street that are not millings/paved, will be maintained grass/lawn. I will also plant at least 2 maple or oak trees along both mentioned streets.

The drainage of the site will be controlled through the natural flow of the land, which is to the west. The water should not cause any issues due to the amount of land still owned by me to the west past the end of the structure. Also, there is no residence, structure, or occupied land to my immediate west side that would be affected.

Thank you for your time and consideration, and I hope that this plan will be approved, so we can continue to improve our City.

Sincerely,

Kevin Schrader

48 x 120 x 16

48

120









Building Inspection Department

Jason Dool
Chief Building Inspector

Lockport Municipal Building
One Locks Plaza
Lockport, NY 14094
Phone (716) 439-6759
Fax (716) 439-6605

NOTICE OF PUBLIC HEARING

Case No. 2341

January 10, 2025

Megan Brewer

Dear Sir or Madam:

An Appeal under the Zoning Ordinance as applied to the property at 66 Stevens Street, Lockport, New York, had been filed by Naman Adlakha.

The request is for a variance to erect a second ground sign situated in an I-3 Zone.

Approval of the permit application was denied or withheld because there will be two total ground signs on the property.

The City of Lockport Sign Ordinance Section 190-125 allows one ground sign for each individual building.

A Public Hearing will be held by the Zoning Board of Appeals on **Tuesday, January 28, 2025 at 5:00 P.M.**, at the Lockport Municipal Building, One Locks Plaza, Lockport, New York, at which time you may appear, if you so desire, either in person or by agent or attorney.

The purpose of this Hearing is to give all affected property owners an opportunity to support or oppose the granting of this Appeal.

LOCKPORT ZONING BOARD OF APPEALS

Megan Brewer

324

**CITY OF LOCKPORT, NEW YORK
ZONING BOARD OF APPEALS APPLICATION**

____ **AREA VARIANCE**

____ **USE VARIANCE**

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, and as precisely as possible. Failure to submit a complete application may result in a delay in being placed on a Zoning Board of Appeals agenda or a delayed decision from the Zoning Board.

PROPERTY ADDRESS: 66 STEVENS STREET, LOCKPORT, NEW YORK 14094

APPLICANT INFORMATION

NAME: NAMAN ADLAKHA

ADDRESS: 66 STEVENS STREET

PHONE: 830-830-3030

LOCKPORT NEW YORK 14094

CITY STATE ZIP

FAX: _____

E-MAIL: NAMAN@ADLAKHA.CA

OWNER INFORMATION

NAME: NAMAN ADLAKHA

ADDRESS: 66 STEVENS STREET

PHONE: 830-830-3030

LOCKPORT NEW YORK 14094

CITY STATE ZIP

FAX: _____

E-MAIL: NAMAN@ADLAKHA.CA

RELATIONSHIP OF APPLICANT TO PROPERTY:

____ CONTRACT PURCHASER

____ CONTRACTOR

____ OTHER

____ ARCHITECT/ ENGINEER

____ LESSEE

OFFICE USE ONLY

RECEIVED BY: _____

DATE/TIME RECEIVED: _____

FEE AMOUNT: _____

CHECK/MONEY ORDER#: _____

ZONING: _____

FEE TRANSMITTAL DATE: _____

AGENDA DATE: _____

DEADLINE DATE: _____

COUNTY TAX MAP IDENTIFICATION NUMBER: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, etc.)

66 STEVENS WAS OWNED BY HILLSIDE CHILDREN'S CENTER, NOW IT'S OWNED BY (SINCE 3rd JULY 2024) NAMAN ADLAKHA & SATYAK ADLAKHA.

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, hours, # of employees, etc.)

66 Stevens Street is used by two companies Omorfee America LLC, specializing in the manufacturing, warehousing, and distribution of skincare products and Adlakha Design & Build which will just use 2 cabins on the main floor to use it as office space. Omorfee plans to establish a lab-scale manufacturing unit at this facility to produce items such as organic lip balms, creams, and hair and body washes. These organic skincare products are free from harmful residues and chemicals. The facility's operating hours will be from 9:00 AM to 6:00 PM, Monday through Friday, excluding weekends. Omorfee aims to expand its team at this location to over 10 employees, with 4 employees currently working on-site. Adlakha Design & Build will only use this space as their registered office and place for meetings. Both the companies are owner owned and are in direct interest of the present owners. We need permission to have two signage outside the property.

VARIANCE STANDARDS (USE VARIANCE)

Applications for use variances must be based on alleviating a clearly demonstrable hardship, as opposed to a special privilege of convenience sought by the owner. Furthermore, the hardship must be peculiar to the land or building and must not generally apply to land throughout the neighborhood. An example of a property that may potentially have a case for a used variance is a corner store in a predominantly residential neighborhood. If the building has large plate glass windows, a parking lot and loading docks in the rear, it would be extremely costly to convert the building to residential uses to comply with existing zoning regulations.

VARIANCE STANDARDS (AREA VARIANCE)

Applications for area variances must be based on some extraordinary topographic condition or other physical condition inherent in the parcel (for example: exceptional narrowness, shallowness, shape or area). This condition must prohibit or unreasonably restrict the use of the land and/or building. One example of special condition: A utility right-of-way cutting through the rear half of several properties within a larger neighborhood limiting the buildable area of those properties, thereby requiring variances for rear and side yard setbacks for those particular property owners to construct new garages or sheds.

DESCRIPTION OF HARDSHIP (describe the features or conditions of the property that restrict reasonable use of the property under current zoning regulations)

We plan to USE two cabins on the main floor for Adlakha Design & Build, exclusively for conducting meetings. Therefore, we kindly request your approval to install two signboards outside the property. Adlakha Design & Build will not use this property for any other purposes, such as storage or warehousing. The property will be strictly utilized for meetings and office-related activities.

Omorfee Sign board has been put up right in front of the building, which has been placed exactly at the same location as the Hillside signage, we are actually using the same poles and have just changed the centre signage.

WE WOULD LIKE TO REQUEST TO ALLOW US FOR 2 DIFFERENT SIGNAGE OUTSIDE THE PROPERTY.

Describe how the requested variance will not alter the character of the larger neighborhood or impact adjacent properties:

Adlakha Design & Build has installed their signage on the far east side of the property, in front of the extended parking lot. The Omorfee signboard has been installed directly in front of the building, precisely at the same location as the previous Hillside signage. We have utilized the existing poles and replaced only the center panel with the new signage.

The signs are positioned with considerable distance between them, ensuring they do not impact the neighborhood, adjacent properties and property line. Kindly let us know if any adjustments to the signage placement are necessary.

APPLICATION ATTACHMENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. Failure to provide all of the applicable materials listed below may result in a delay in scheduling the application for review by the Zoning Board of Appeals.

- ___ \$150 application fee (cash or checks payable to the City of Lockport)
- ___ Detailed site plan (10 copies)
- ___ Photographs of existing conditions
- ___ Property survey (10 copies)

APPLICANT/OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE ZONING BOARD OF APPEALS MEMBERS.

Signature (Applicant)

3rd Jan 2025
Date

IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER (S) IN FURTHERANCE OF THE REQUEST.

Signature (Owner)

3rd Jan 2025
Date

Regular meetings of the Zoning Board of Appeals are generally held on the 4th Tuesday of every month. The meetings are held at 5:00 P.M. in the Common Council chambers on the first floor of City Hall. Applicants will receive a reminder notice in the mail prior to the meeting.

Pursuant to Section §190-188(d) of the City of Lockport Zoning Ordinance, property owners within a 200' radius will be notified of the intent of the applicant and given an opportunity to speak for or against the application.

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA

PHONE-439-6754

FAX-439-6605

BUILDING PERMIT APPLICATION FOR
SIGNS

Job Location: 66 Stevens Street Date: December 17, 2024

Owner: Satyak Adlakha Address (if different): _____

Phone: 970-707-0709 City: Lockport Zip: 14094

Construction Cost: _____

Contractor(s): _____

Type: ☒ Permanent ☐ A Frame ☐ Temporary

Height: 66 inches Length: 72 inches Width: 5 inches

Width of Building or Tenant space 46 ft. Size of any existing signage 33 s.f.

Please Attach the Following:

- ☒ Property Survey that is current and accurate
- ☒ Locations of the proposed structures **(Marked on Survey)**
- ☒ Setback dimensions (front, rear, and all sides) **(Mentioned on Survey)**
- ☒ Picture of proposed signage

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

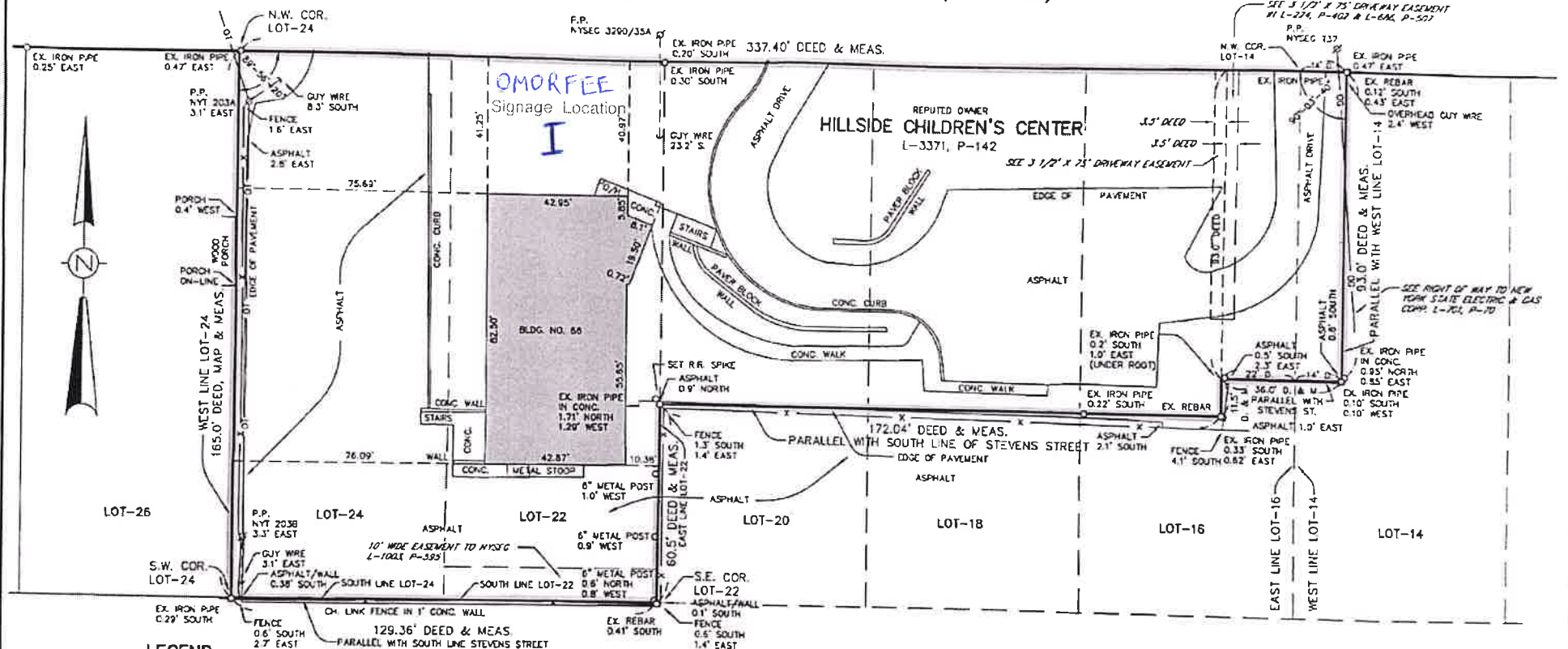
Applicant's Name:(if different than owner) _____ (attach letter of agency)
Owner/ Applicant Signature:  Date: 12/17/2024

All A-frame Signs must not be in the City Right-of-Way and displayed only during business hours. If you have an approved A-frame sign permit you cannot have any other temporary signs. Permits will be revoked if signage is displayed illegally.

STEVENS

STREET

(49.5' WIDE)



LEGEND

- OC — OVERHEAD GUY WIRE
- CT — OVERHEAD TELEPHONE
- X — FENCE
- P.P. — POWER POLE

NOTES:

- 1) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1004, P-5 AFFECTS SUB LOT-24, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.
- 2) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1015, P-282, DOES NOT AFFECT SURVEYED PREVIOUS.
- 3) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-716, P-123, AFFECTS SUB LOT-18, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.

BEING ALSO SUBDIVISION LOTS-24 & 22 & PART
OF LOTS-14, 16, 18 & 20, SOUTH SIDE OF
STEVENS STREET

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOCKPORT, NEW YORK 14094
PHONE 433-2535 PHONE 625-8360

RESURVEY	REVISION
APRIL 17, 2024	
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.	

SURVEY OF PART OF LOT-58, TWP.-14, R.-7, HOLLAND PURCHASE			
LOCATION	CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK		
REFERENCE MAP FILE IN MICROFILM MAP BOOK-10, PAGES-979 & 980			DRAWN JEM II
JOB No.	4684-B	SCALE: 1" = 30'	DATE: MARCH 21, 2023
			COMP JEM II
			DESC JEM II
			CHECK JEM II
			CADD F ARRRR DWT

72"

44"

40"

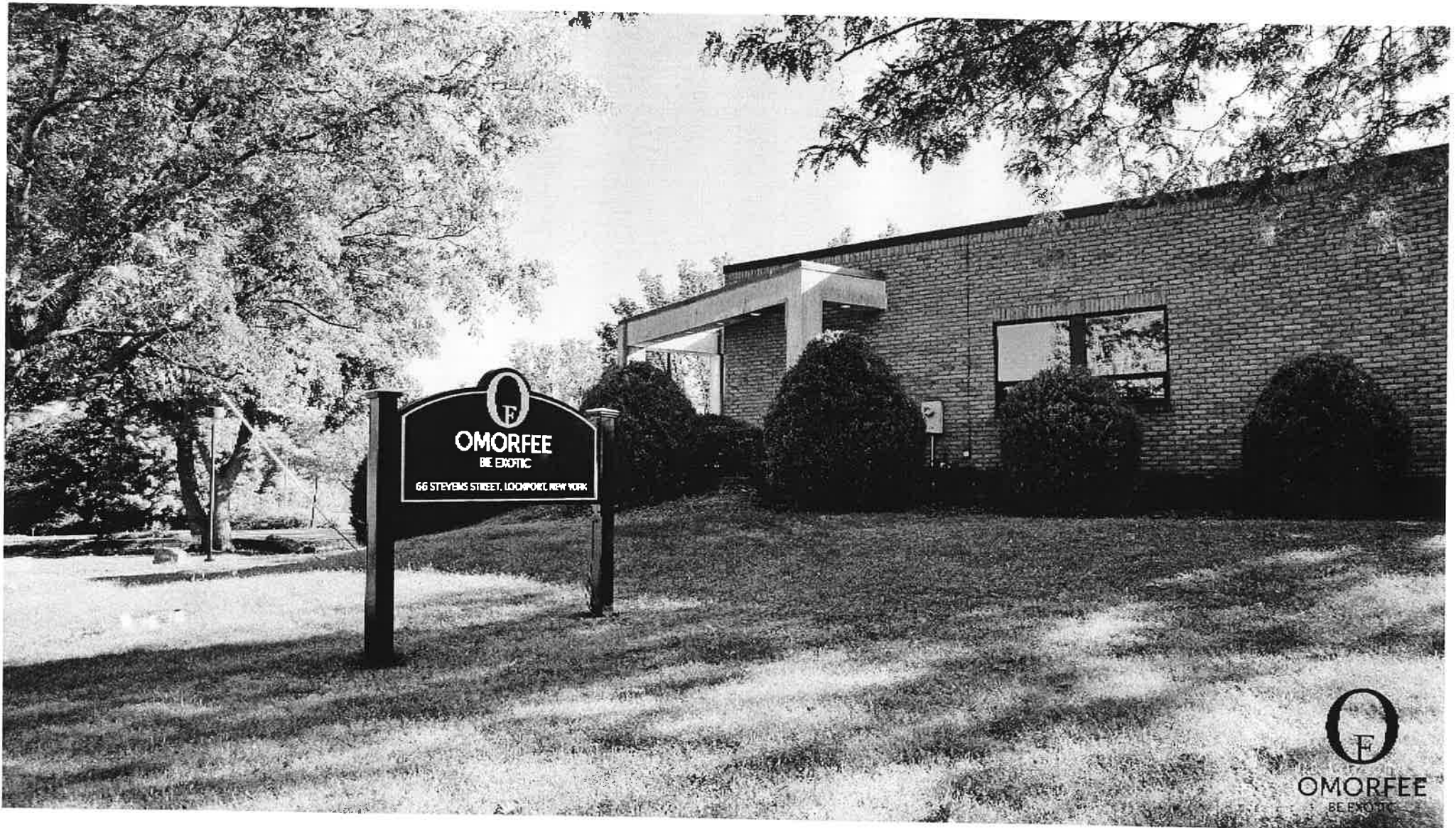


OMORFEE

BE EXOTIC

66 STEVENS STREET, LOCKPORT, NEW YORK

66"




OMORFEE
BE EXOTIC

CITY OF LOCKPORT
BUILDING INSPECTION DEPARTMENT

ONE LOCKS PLAZA

PHONE-439-6754

FAX-439-6605

BUILDING PERMIT APPLICATION FOR
SIGNS

Job Location: 66 Stevens Date: December 17, 2024

Owner: Satyak Adlakha Address (if different): _____

Phone: 970-707-0709 City: Lockport Zip: 14094

Construction Cost: _____

Contractor(s): _____

Type: ☒ Permanent ☐ A Frame ☐ Temporary

Height: 85 inches Length: 48 inches Width: 2 inches

Width of Building or Tenant space 56 ft. Size of any existing signage 16 s.f.

Please Attach the Following:

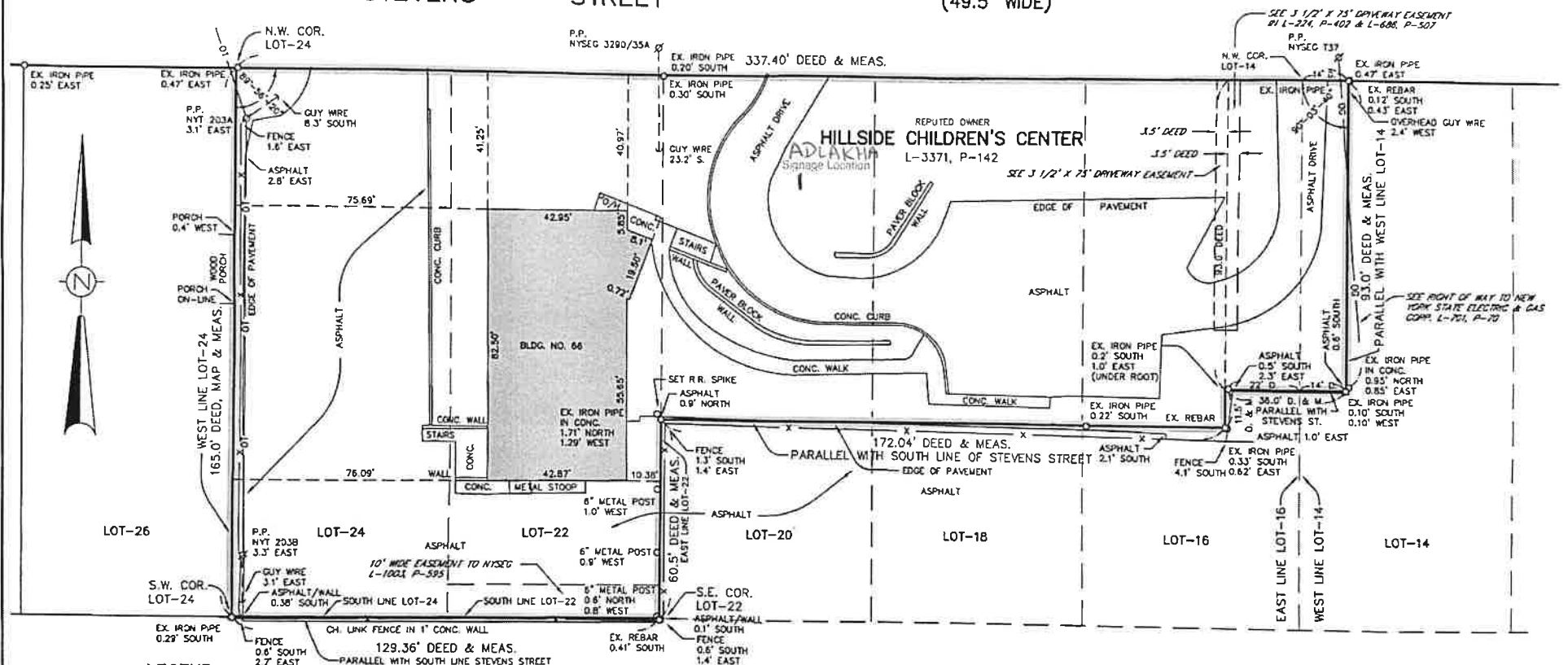
- ☒ Property Survey that is current and accurate
- ☒ Locations of the proposed structures **(Marked on survey)**
- ☒ Setback dimensions (front, rear, and all sides) **(Mentioned on survey)**
- ☒ Picture of proposed signage

The Owner/ Applicant agrees to conform to all applicable laws of this jurisdiction, adhere to the plans and specifications affixed hereto and permit Building Department personnel to perform required inspections.

Applicant's Name:(if different than owner) _____ (attach letter of agency)
Owner/ Applicant Signature: [Signature] Date: 12/17/2024

All A-frame Signs must not be in the City Right-of-Way and displayed only during business hours. If you have an approved A-frame sign permit you cannot have any other temporary signs. Permits will be revoked if signage is displayed illegally.

STEVENS STREET (49.5' WIDE)



LEGEND

- OG — OVERHEAD GUY WIRE
- OT — OVERHEAD TELEPHONE
- X — FENCE
- Ø P.P. POWER POLE

NOTES:

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- 2) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-1015, P-282, DOES NOT AFFECT SURVEYED PREMISES.
- 3) EASEMENT TO NEW YORK STATE ELECTRIC & GAS CORP. L-718, P-123, AFFECTS SUB LOT-18, NO SPECIFIC LOCATION OR WIDTH DESCRIBED.

BEING ALSO SUBDIVISION LOTS-24 & 22 & PART
OF LOTS-14, 16, 18 & 20, SOUTH SIDE OF
STEVENS STREET

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RESURVEY	REVISION
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SURVEY OF PART OF LOT-58, TWP.-14, R.-7, HOLLAND PURCHASE

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILE IN MICROFILM MAP BOOK-10, PAGES-979 & 980

JOB No. 4684-B SCALE: 1" = 30' DATE: MARCH 21, 2023

DRAWN	JEM III
COMP.	JEM III
CHECK	
CADFILE	4684B.DWG

